124.0	0001	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,138,800 / 1,138,800
					USE VALUE:	1,138,800 / 1,138,800
					ASSESSED:	1,138,800 / 1,138,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9	-11	JASON TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JASON TERRACE LLC
Owner 2:	
Owner 3:	
Street 1:	PO BOX 288
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DAVIDSON HENRY E/HENRY E JR -
Owner 2:	-
Street 1:	30 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .113 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Stucco Exterior and 3465 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 9 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4909.000	628,300		510,500	1,138,800
Total Card	0.113	628,300		510,500	1,138,800
Total Parcel	0.113	628,300		510,500	1,138,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 328.68 /Parcel: 328.68

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 79710

GIS Ref

GIS Ref

Insp Date 02/19/09

!9616!

PREVIOUS ASSESSMENT

Parcel ID: 124.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	628,300	0	4,909.	510,500	1,138,800		Year end	12/23/2021
2021	104	FV	598,700	0	4,909.	510,500	1,109,200		Year End Roll	12/10/2020
2020	104	FV	598,700	0	4,909.	510,500	1,109,200	1,109,200	Year End Roll	12/18/2019
2019	104	FV	441,000	0	4,909.	538,900	979,900	979,900	Year End Roll	1/3/2019
2018	104	FV	441,000	0	4,909.	397,100	838,100	838,100	Year End Roll	12/20/2017
2017	104	FV	412,500	0	4,909.	380,100	792,600	792,600	Year End Roll	1/3/2017
2016	104	FV	412,500	0	4,909.	351,700	764,200	764,200	Year End	1/4/2016
2015	104	FV	365,800	0	4,909.	295,000	660,800	660,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:20:57

LAST REV

Date	Time
12/27/19	08:42:11
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9616

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIDSON HENRY	44614-127		2/9/2005	Family	99	No	No		
DAVIDSON ARTHUR	31372-264		5/2/2000	Convenience	99	No	No	4	
	12487-130		7/26/1973		39,000	No	No		N

USER DEFINED

Prior Id # 1:	79710
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/4/2019	1380	Re-Roof	20,000					
9/25/2017	1243	Re-Roof	4,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2009	Measured	372	PATRIOT
11/17/1999	Mailer Sent		
10/28/1999	Measured	266	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4909		Sq. Ft.	Site		0	90.	1.16	10									510,542						510,500	

Total AC/HA:	0.11270	Total SF/SM:	4909	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 510,542	Spl Credit	Total: 510,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	C - Com Locatio	5.0	%
Special:			%
Override:			%
	Total:	22.67	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.98980582
Const Adj.:	1.00989902
Adj $ / SQ:	179.929
Other Features:	119750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	812542
Depreciation:	184203
Depreciated Total:	628339

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	16	BRs:	9	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	
1	8	4	
Totals			
2	16	9	

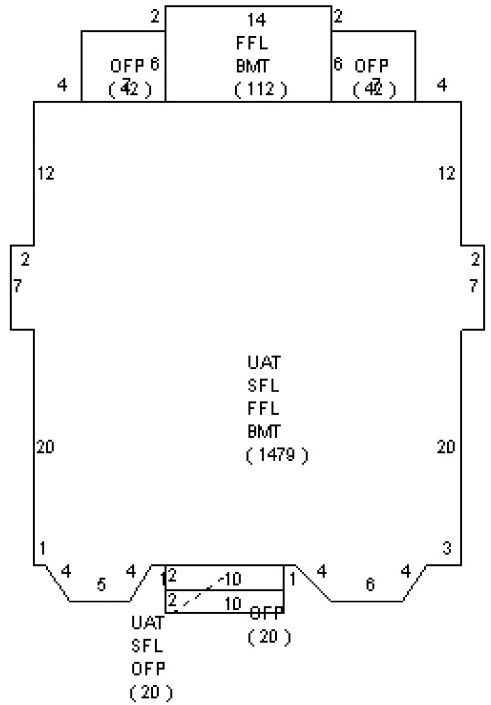
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	179.93
Special Features:	0	Val/Su Net:	121.29
Final Total:	628300	Val/Su SzAd	203.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,591	53.980	85,880
FFL	First Floor	1,591	179.930	286,267
SFL	Second Floor	1,499	179.930	269,713
UAT	Upper Attic	375	125.950	47,200
OFP	Open Porch	124	30.100	3,733

Net Sketched Area:	5,180			Total:	692,793
Size Ad	3090	Gross Area	6304	FinArea	3465

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

124.0-0001-0010.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	